

087.0

0002

0004.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
993,400 / 993,400  
993,400 / 993,400  
993,400 / 993,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		RICHFIELD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SCULL PAUL J & CHRISTINE	
Owner 2:	
Owner 3:	

Street 1: 43 RICHFIELD RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry
Own Occ: Y

Postal: 02474
Type:

PREVIOUS OWNER
Owner 1: BARBOUR HUGH S/ETAL -
Owner 2: BARBOUR SIRKKA T -

Street 1: 43 RICHFIELD RD
Twn/City: ARLINGTON

St/Prov: MA Cntry
Postal: 02474

SALES INFORMATION
TAX DISTRICT

PAT ACCT.
7077

NARRATIVE DESCRIPTION
This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1931, having primarily Wood Shingle Exterior and 2390 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1 SINGLE FA 100 water
o Sewer
n Electri

Census: Exempt
Flood Haz:

D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

3/9/2017 250 Redo Bat 14,750 C
7/5/2016 925 Heat App 13,500 7/5/2016 Install Hydro airh
5/27/2016 677 Dormers 119,285 add dormer per pla
4/15/2010 320 New Wind 15,000 17 REPLACEMENT WIN

ACTIVITY INFORMATION
Date Result By Name

11/30/2018 Inspected PH Patrick H
11/15/2018 MEAS&NOTICE BS Barbara S
12/12/2008 Meas/Inspect 345 PATRIOT
11/16/2005 MLS MM Mary M
4/3/2000 Measured 263 PATRIOT
10/1/1991 PM Peter M

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

101 One Family 6694 Sq. Ft. Site 0 70. 0.93 12
434,575 434,600

Total Card / Total Parcel  
993,400 / 993,400  
993,400 / 993,400  
993,400 / 993,400



## USER DEFINED

Prior Id # 1: 55022
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/30/21 04:58:34
LAST REV Date Time
07/17/19 14:36:06
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 05 - Garrison	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	OF=SINK IN BMT.				4	EFP	2	6	24				
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	A Bath: 1	Rating:													
			10 %	3/4 Bath: 1	Rating: Very Good													
				A 3QBth:	Rating:													
				1/2 Bath: 1	Rating: Good													
				A HBth:	Rating:													
				OthrFix: 1	Rating: Average													
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: B- - Good (-)	Year Blt: 1931	Eff Yr Blt:		Kits: 1	Rating: Very Good	1st Res Grid   Desc: Line 1   # Units 1												
Alt LUC:		Alt %:		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Jurisdct: G18		Fact: .		Fpl: 1	Rating: Good	Other												
Const Mod:				WSFlue: 1	Rating:	Upper												
Lump Sum Adj:						Lvl 2												
						Lvl 1												
						Lower												
						Totals	RMs: 9	BRs: 4	Baths: 1	HB: 1								
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall: %		Location:		Exterior:	No Unit	RMS	BRS	FL								
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 17 - Fake	25 %	Total Units:		Interior:	1	9	4	M								
Bsmnt Flr: 12 - Concrete	Subfloor:			Floor:		Additions:												
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical		% Own:		Kitchen:												
Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 5 - Steam		Name:		Baths:												
# Heat Sys: 2	% Heated: 100	% AC: 60				Plumbing:												
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled			Electric:												
						Heating:												
						General:												
						Totals	1	9	4									
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>														
Basic \$ / SQ: 140.00	Size Adj.: 1.08933043	Const Adj.: 0.98050892	Adj \$ / SQ: 149.534	Rate	Parcel ID	Typ	Date	Sale Price										
Other Features: 109253	Grade Factor: 1.21	NBHD Inf: 1.00000000	NBHD Mod:															
LUC Factor: 1.00	Adj Total: 621986	Depreciation: 67175	Deprecated Total: 554812	WtAv\$/SQ:		AvRate:		Ind.Val										
	Juris. Factor: 1.00	Before Depr: 180.94																
	Special Features: 0	Val/Su Net: 160.63																
	Final Total: 554800	Val/Su SzAd: 232.13																
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 087.0-0002-0004.0				<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	11X19	A	AV	1931	26.96	T	40	101			3,400		3,400	
19	Patio	D	Y	1	12X22	A	AV	1950	3.67	T	40.8	101			600		600	
More: N	Total Yard Items:	4,000	Total Special Features:						Total:						4,000			